

**Hearing Officer
August 7, 2007**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
1:30 PM

1. CONSIDERATION OF MEETING MINUTES: July 17, 2007

2. Hold a public hearing for a request by the **VULLO RESIDENCE (PL060722)** (Curt Wilt/Architect, applicant; Rick Vullo, property owner) located at 2034 South College Avenue in the R1-6, Single Family Residential District for:

VAR07019 Variance to reduce the rear yard setback from the required fifteen (15) feet to two (2) feet.
CONTINUED TO AUGUST 21, 2007 HEARING OFFICER

3. Hold a public hearing for a request by the **ROWLEY RESIDENCE (PL070041)** (Steve Briggs/TEBO LLC, applicant; Chris Rowley, property owner) located at 948 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP07016 Use permit to allow tandem parking for a multi-family project.
VAR07006 Variance to reduce the north side yard setback from 10 feet to 3 feet.
VAR07007 Variance to reduce the west rear yard setback from 15 feet to 4 feet.
CONTINUED FROM JULY 17, 2007 HEARING OFFICER
CONTINUED TO SEPTEMBER 4, 2007 HEARING OFFICER

4. Hold a public hearing for a request by **MOSAIC (PL070092)** (Ron Brinkman/KML Development, applicant; University & Ash LLC, property owner) located at 770 South Ash Avenue in the CC, City Center District for:

ZUP07088 Use permit to allow tandem parking for residential use.

STAFF REPORT: [HOr_Mosaic_080707.pdf](#)

APPROVED

5. Hold a public hearing for a request by **COSTCO HOME STORE (PL070187)** (Shelly Pilla/WRG Design, applicant; Costco Wholesale, property owner) located at 1345 West Elliot Road in the PCC-2, Planned Commercial Center General District for:

ZUP07065 Use permit to allow the display of one (1) vehicle located adjacent to the main entrance.
ZUP07089 Use permit to allow outdoor retail display.

STAFF REPORT: [HOr_CostcoHmStore_080707.pdf](#)

APPROVED

6. Hold a public hearing for a request by the **COREY RESIDENCE (PL070251)** (Ashley Corey, applicant/property owner) located at 1813 East Riviera Drive in the R1-6, Single Family Residential District for:

ZUP07079 Use permit to allow an accessory building.

STAFF REPORT: [HOr_CoreyRes_080707.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **POPE RESIDENCE (PL070273)** (Tony Pope, applicant/property owner) located at 1619 East Citation Lane in the AG, Agricultural District for:

ZUP07090 Use permit standard to reduce the east side yard setback by twenty percent (20%) from fifteen feet (15') (subdivision standard) to twelve feet (12').

STAFF REPORT: [HOr_PopeRes_080707.pdf](#)

APPROVED

8. Hold a public hearing for a request by **BUTTES BUSINESS CENTER – A INTERNATIONAL WINES (PL070277)** (Theresa Morse, applicant; Presson P.V. Four LLC, property owner) located at 2125 South 48th Street in the GID, General Industrial District for:

ZUP07091 Use permit to allow a beer/wine bar (Series 7 License).

STAFF REPORT: [HOr_AInternationalWines_080707.pdf](#)

APPROVED

9. Hold a public hearing for a request by **UNIVERSITY PLAZA – TIPPS 88 THAI CUISINE (PL070294)** (Patcharee Liampetchakul, applicant; Inverness LLC, property owner) located at 1435 East University Drive, Suite Nos. C111 and C112 in the GID, General Industrial District for:

ZUP07092 Use permit to allow a restaurant with an outdoor dining patio.

STAFF REPORT: [HOr_Tipps88ThaiCuisine_080707.pdf](#)

APPROVED

10. Hold a public hearing for a request by the **TRICK RESIDENCE (PL070298)** (Stan Patton, applicant; Robert Trick, property owner) located at 304 East 15th Street in the R1-6, Single Family Residential District for:

ZUP07093 Use permit to allow an accessory building (pool cabana).

STAFF REPORT: [HOr_TrickRes_080707.pdf](#)

CONTINUED TO SEPTEMBER 4, 2007 HEARING OFFICER, DUE TO PUBLIC HEARING SIGN BEING REMOVED.

11. Hold a public hearing for a request by **TEMPE CITY CENTER - SNEAKERS SPORTS GRILL (PL070302)** (Keith Quilty, applicant; Hearn Company, property owner) located at 1470 East Southern Avenue in the PCC-2, Planned Commercial Center General District for:

ZUP07094 Use permit to allow live entertainment (live acoustical guitar and karaoke).

STAFF REPORT: [HOr SneakersSportsGrill_080707.pdf](#)

APPROVED WITH MODIFIED CONDITIONS

12. Hold a public hearing for a request by the **WEBB RESIDENCE (PL070303)** (Jim Harder/Building Dreams, applicant; Steve Webb, property owner) located at 2110 East Watson Drive in the R1-7, Single Family Residential District for:

ZUP07095 Use permit standard to reduce the rear yard setback by twenty percent (20%) from fifteen feet (15') to twelve feet (12').

CONTINUED TO AUGUST 21, 2007 HEARING OFFICER

13. Hold a public hearing for a request by **BICYCLE WHEELERS INC. (PL070305)** (Judy Malvestato, applicant/property owner) located at 2010 South Rural Road in the CSS, Commercial Shopping and Services District for:

ZUP07096 Use permit to allow outdoor retail display.

STAFF REPORT: [HOr BicycleWheelers_080707.pdf](#)

APPROVED WITH MODIFIED CONDITIONS

14. Hold a public hearing for a request by the **FOX RESIDENCE (PL070306)** (Darwin Fox, applicant/property owner) located at 520 East Manhattan Drive in the R1-6, Single Family Residential District for:

VAR07021 Variance to raise the height of the fence/wall in the front yard setback from four feet (4') to five feet eight inches (5' 8").

STAFF REPORT: [HOr FoxRes_080707.pdf](#)

CONTINUED TO SEPTEMBER 4, 2007 HEARING OFFICER

15. Hold a public hearing for a request by **AA BUDGET MINI-STORAGE – U-HAUL (PL070307)** (Dilbert Martin, applicant; Dondel Inc. property owner) located at 1964 East University Drive in the GID, General Industrial District for:

ZUP07097 Use permit to allow vehicle rentals (trucks, vans, trailers).

CONTINUED TO SEPTEMBER 4, 2007 HEARING OFFICER

16. Hold a public hearing for a request by **SUN STOP PLAZA – THE TEXTBOOK GUY LLC (PL070310)** (James Moore, applicant; Royal West Investments Inc., property owner) located at 1212 East Apache Boulevard in the CSS, Commercial Shopping and Services District for:

ZUP07098 Use permit to allow a temporary sales tent for textbook sales.

STAFF REPORT: [HOr TextbookGuy_080707.pdf](#)

APPROVED, WITH ADDED CONDITION

17. Hold a public hearing for a request by **WARNER VILLAGE – COMMERCIAL STAFFING (PL070313)** (Brandon Granillo, applicant; Amoroso LLC, property owner) located at 8675 South Priest Drive, Building D, Suite 102 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP07099 Use permit to allow an employment agency.

STAFF REPORT: [HOr_CommercialStaffing_080707.pdf](#)

APPROVED WITH ADDED CONDITION

18. Hold a public hearing for a request by **TEMPE PREPARATORY ACADEMY (PL070314)** (Dave Maza, applicant; Tempe Preparatory Academy, property owner) located at 1251 East Southern Avenue in the R1-6, Single Family Residential District for:

ZUP07100 Use permit to allow an accessory building (shade ramada).

STAFF REPORT: [HOr_TempePrepAcademy_080707.pdf](#)

APPROVED, WITH ADDED CONDITION

19. Hold a public hearing for a request by the **GARZA RESIDENCE (PL070320)** (Terry Williams/Williams Development Co. Inc., applicant; Dr. John Garza, property owner) located at 1014 East Knox Road in the AG, Agricultural District for:

ZUP07087 Use permit to allow a second story addition.

STAFF REPORT: [HOr_GarzaRes_080707.pdf](#)

APPROVED

ABATEMENT CASES

20. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **BANKHEAD RESIDENCE (PL070308/ABT07020)** (James Alan Bankhead, property owner) Complaint No. CE064423 located at 1736 South El Camino Drive, in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_BankheadResAbate_080707.pdf](#)

CONTINUED TO SEPTEMBER 4, 2007 HEARING OFFICER

21. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **MOORE PROPERTY (PL070309/ABT07021)** (Marilyn Moore, property owner) Complaint No. CE073009 located at 438 West Hermosa Drive, in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_MoorePropAbate_080707.pdf](#)

APPROVED

<p>The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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Agenda; E-Mailed 7/19/07; 1:00 PM

Advertised Monday 23 July 2007

Modified 27 July 2007, 2:30 PM (Vullo Residence/PL060722 cont to 8/21 HO)

Modified 31 July 2007, 12:30 PM (Webb Residence/PL070303 cont to 8/21 HO)

Modified 31 July 2007, 1:30 PM (Rowley Residence/PL070041 cont to 9/4 HO)